

DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name:	Integrated Waste Management Services Pty Ltd
Postal address:	c/- Masterplan, 33 Carrington Street, Adelaide SA 5000
Email:	MichaelR@masterplan.com.au

IN REGARD TO:

Development application no.: 312/P001/18 V3	Lodged on: 3 April 2023
Nature of proposed development: Variation to a previously approved Major Development – IWS Northern Balefill Facility – Construction of a sorting and processing shed, with associated site and civil works – final Development approval	

LOCATION OF PROPOSED DEVELOPMENT:

Street address: 99 Lemmey Road, Lower Light*			
Lot no. 76, DP26412	Hundred Dublin	Volume 5312	Folio 333
Section 312, HP140400	Hundred Dublin	Volume 5348	Folio 343
Section 311, HP140400	Hundred Dublin	Volume 5348	Folio 396
Section 310, HP140400	Hundred Dublin	Volume 5348	Folio 390

*Additional undeveloped lots within the declared area include AL93-96 in FP173116 to 173120, CTs 5348/391 to 5348/395

DECISION:

Decision type	Decision	Decision date	Conditions	Entity responsible for decision
Provisional Development authorisation – Sorting and Processing Shed	GRANTED	12 May 2021	42	Minister for Planning and Local Government
Building Certification - Sorting and Processing Shed	GRANTED	26 September 2022	2	Katnich Dodd
Development Approval - Sorting and Processing Shed	GRANTED	19 April 2023	44	Minister for Planning

FROM THE RELEVANT AUTHORITY: Minister for Planning



Simon Neldner
A/MANAGER – CROWN AND IMPACT ASSESSMENT
as delegate of the
MINISTER FOR PLANNING

PREAMBLE:

- a. On 19 October 1994 the Minister for Housing, Urban Development and Local Government Relations, being of the opinion that a proposed development of a waste management facility in the form of a solid waste landfill (Northern Balefill) near Dublin ('the development') was a development of major social, economic or environmental importance, directed the proponent to prepare an Environmental Impact Statement, pursuant to Section 46 of the *Development Act 1993*.
- b. On 22 April 1996 an Environmental Impact Statement for the development was published in accordance with Section 46 of the *Development Act 1993*. Subsequently, the Minister prepared an Assessment Report in accordance with Section 46 of the *Development Act 1993*.
- c. By notice in the *Government Gazette* on 29 January 1998 at p 30 the Governor granted development authorisation to the development, subject to conditions specified in that notice, pursuant to Section 48 of the *Development Act 1993*.
- d. Following an application by the beneficiary of the development authorisation for a variation to the authorisation to allow the receipt and disposal of low level contaminated waste, the proposed development was the subject of an Amended Environmental Impact Statement dated June 1998 and an Amended Assessment Report dated December 1998 under Section 47 of the *Development Act 1993* ('the amended Major Development').
- e. By notice in the *Government Gazette* on 8 September 2005 at p 3255 the Governor granted provisional development authorisation to the amended Major Development, reserving specific matters for further assessment.
- f. Following an application by the beneficiary of the development authorisation for a variation to the authorisation to allow for the establishment of a Multiple Waste Treatment Facility for the treatment and disposal of high level contaminated waste at the existing landfill, the proposed development was the subject of an Amended Environmental Impact Statement dated 24 November 2008 and an Amended Assessment Report under Section 47 of the *Development Act 1993* ('the further amended Major Development').
- g. By notice in the *Government Gazette* on 27 August 2009 the Governor granted provisional development authorisation to the further amended Major Development, reserving specific matters for further assessment.
- h. By notice in the *Government Gazette* on 2 September 2010 at p 4662 the Minister for Urban Development and Planning, under delegation from the Governor, assessed the matters reserved for further assessment and a variation to the design of the Multiple Waste Treatment Facility and granted development authorisation to the further amended Major Development.
- i. Variations to the development authorisation were notified in the *Government Gazette* on 24 January 2013 at p 103 (for the implementation of a '10 Year Masterplan' comprising various changes to the landfill operation and the establishment of a Resource Pad, a Bioremediation Pad and a Litter Net System), 14 May 2020 at p 969 (for a modification to the design of the landfill module 3) and 3 December 2020 at p 5464 (for the establishment of an additional Bioremediation Pad [identified as Cell B – eastern extension]).
- j. On 12 May 2021, Integrated Waste Management Services Pty Ltd, being the beneficiary of the development authorisation, sought a variation to the authorisation to permit the construction of a sorting and processing shed. Pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*, the delegate of the Minister for Planning and Local Government agreed to vary the development authorisation on 3 August 2022.
- k. On 26 September 2022, Katnich Dodd granted a Building Rules consent for the sorting and processing shed. Conditions 43 and 44 are now included in the Development Authorisation as per this decision.
- l. On 19 April 2023, the delegate of the Minister for Planning granted a final Development approval for the construction of a sorting and processing shed in accordance with s.115(8) of the *Planning, Development and Infrastructure Act 2016*.
- m. For ease of reference, previous conditions attached to the approval and subsequent variations to the establishment of a Solid Waste Landfill (Northern Balefill) development authorisation are reprinted hereunder.

RESERVED MATTERS:

NIL

CONDITIONS OF PLANNING CONSENT:

1. Except where minor amendments may be required by other legislation or by conditions imposed herein, the approved development shall be undertaken in strict accordance with the following documents:

Current Authorisation

- Development application dated 30 June 2008;
- Environmental Impact Statement Amendment, Integrated Waste Services Northern Balefill Dublin Multiple Waste Treatment Facility EIS Amendment prepared by Golder Associates, dated 24 November 2008, but in the case of conflict with a specific condition below the specific condition shall apply;
- Proponent's response to submissions, letter from Connor Holmes to the Department of Planning and Local Government dated 3 April 2009, but in the case of conflict with a specific condition below the specific condition shall apply;
- Correspondence from Connor Holmes to the Department of Planning and Local Government containing additional information on the proposal dated 27 May 2009, but in the case of conflict with a specific condition below the specific condition shall apply;
- Correspondence from Integrated Waste Services to the Department of Planning and Local Government applying for approval of reserved matters and variations related to the Multiple Waste Treatment Facility dated 19 May 2010, but in the case of conflict with a specific condition below the specific condition shall apply;
- Correspondence from Integrated Waste Services to the Department of Planning and Local Government providing additional information to support application dated 11 May 2010, but in the case of conflict with a specific condition below the specific condition shall apply;
- Correspondence from Katnitch Dodd for Stage 1—Civil and Structural Work dated 31 March 2010 and accompanying certified plans;
- Correspondence from Katnitch Dodd for Final Stage—Services and Fitout Works dated 31 March 2010 and accompanying certified plans.
- Application for a variation to the development authorisation from Integrated Waste Services dated 5 October 2012, except as varied by the conditions listed below or to the extent that they are varied by the plans and drawings listed below.
- Application for a variation to the development authorisation from Masterplan (on behalf of Integrated Waste Services P/L) dated 11 March 2020, including plans titled 'Site Layout' (prepared by Golder, dated 2020-02-26), 'Module 3 Cap' (prepared by Golder, dated 2020-02-26) and 'Longsection' (prepared by Golder, dated 2020-02-26).
- Application for a variation to the development authorisation from Masterplan (on behalf of Integrated Waste Services P/L) dated 20 September 2019, including plans titled 'Clearing and Grubbing Layout Plan', (prepared by Golder, dated 2019-09-13), 'Design Layout Plan' (prepared by Golder, dated 2019-09-13), 'Design Surface Top of Subgrade Layout Plan' (prepared by Golder, dated 2019-09-13), Cross Sections – Sheet 1 of 2' (prepared by Golder, dated 2019-09-13), Cross Sections – Sheet 2 of 2' (prepared by Golder, dated 2019-09-13), 'Typical Sections and Details' (prepared by Golder, dated 2019-09-13) and 'Indicative Aeration Pipe Layout Plan and Typical Section' (prepared by Golder, dated 2019-09-13); and the 'Integrated Waste Services – Organics Processing Pad Cell B – Technical Specification' (1654805-020-TS-Rev0) by Golder dated 5 November 2019.

Varied Authorisation – Stage 2 Processing Shed – September 2021

Planning Documentation

- Letter from MasterPlan dated 12 May 2021
- Letter from MasterPlan dated 22 June 2021
- Ahrens – Stage 2 Processing Shed – DA Submission – Project No DSK21211 – Drawings A01-01 to A30-02 – Sheets:7 Rev: EE-GG (as indicated) and dated 6.9.2021).

Building Certification

- Working Drawings – Ahrens – A21-01 to A90-01 (13 Sheets)
- Electrical Services – Tip Top Electrical Services (6 Sheets)
- NCC BCA Vol1 Part J 2019

Multiple Waste Treatment Facility (MWTF)

3. The design of the MWTF shall be amended to include coloured metal cladding on all sides of the building, so as to enclose the whole of the facility.
4. Designs for the effluent treatment and disposal system shall be prepared to the reasonable satisfaction of the Adelaide Plains Council.

5. Treatment of waste material shall not occur until the construction of the entire MWTF has been completed, to the reasonable satisfaction of the Environment Protection Authority (EPA).
6. High Level Contaminated Waste is not required to be baled or shredded.
7. A truck wash with water sprays shall be installed for the removal of residues from vehicles transporting High Level Contaminated Waste to the site. All transport vehicles shall not leave the site unless they have gone through the truck wash.
8. Treatment of the stored materials shall only commence once the completed MWTF is approved by the EPA to commence operation.
9. Bioremediation and stabilisation are the only treatment processes that shall be used in the MWTF.
10. Pre-remediation trials shall be conducted on all contaminated materials, prior to delivery to the MWTF and the Bioremediation Pad, to determine if treatment methods approved by the EPA would be successful. Trial results shall be submitted to the EPA for assessment, prior to delivery of contaminated materials to the MWTF and the Bioremediation Pad.
11. Post-remediation testing on treated materials shall be undertaken to assess its suitability to be disposed of or reused. Testing results shall be submitted to the EPA for assessment, prior to disposal or reuse.
12. Future treatment options shall undergo pre-trial assessment, to the reasonable satisfaction of the EPA, before they can be adopted.
13. An Environmental Management Plan (EMP) for activities associated with the MWTF, prepared to the reasonable satisfaction of the EPA, must be in place prior to the receipt, storage and treatment of contaminated materials.

Solid Waste Balefill

14. The work shall be carried out as shown on the plans (Figures 3.1 to 3.9) in the Development Application Report dated 28 November 1997, included with the Development Application dated 2 December 1997, except as varied by these conditions.
15. Subject to Conditions 16, 17 and 18, all waste received for disposal at the facility shall be shredded and baled.
16. Unbaled commercial/industrial or construction/demolition waste of appropriate particle sizes may be placed and compacted in any voids unavoidably occurring between bales and the inclined surface of the cells in which those bales are placed or within a suitable netting system to the reasonable satisfaction of the EPA and in accordance with any applicable requirements of a relevant environmental authorisation.
17. Waste materials received for disposal at the facility need not be shredded before baling where shredding of those materials is not required for the purpose of producing bales of a density and structural integrity that satisfy the applicable requirements of any relevant environmental authorisation.
18. Non-friable asbestos waste shall not be shredded or baled but shall be disposed of in accordance with the applicable requirements of any relevant environmental authorisation.
19. All perimeter plantings shall be started as early as practicable after the date of this authorisation to achieve maximum amelioration of visual impacts.
20. Screening by suitable plantings where adequate natural screening is not provided, shall be provided for the perimeter fence, all built structures, stockpiles and internal roads (where practicable) using suitable species in accordance with the Vegetation Management and Revegetation Plan proposed as part of the Landfill Environmental Management Plan (LEMP).
21. All firebreaks and external drainage channels shall be located on the inner edge of the vegetation screen and existing stands of native vegetation. In the event that drainage channels are required to be located close to the site boundary, their redesign to form low-lying wetland/saltmarsh communities as part of the vegetation screen shall be undertaken and implemented to the satisfaction of the Environment Protection Authority.
22. A leachate monitoring bore shall be installed within each cell to assist with leachate management, particularly if leachate circulation is incorporated in the Landfill Environmental Management Plan (LEMP).

23. The proponent shall pay all reasonable costs of the detailed design and construction of any public roadworks made necessary by this development. Such works may include the opening and associated left turn deceleration lane from Port Wakefield Road, and the upgrading of the entrance to balefill junction to the satisfaction of the Commissioner of Highways.
24. The proponent shall seal (two coat spray seal) the internal site access road for a minimum of 520 m from the nearest residence.
25. The applicant shall prepare a Vegetation Management and Revegetation Plan (which may be included in the LEMP) to the reasonable satisfaction of the Development Assessment Commission and must implement that Plan once it has been approved by the Development Assessment Commission.

Low Level Contaminated Soil and Liquid Treatment Plant Residues

26. Low level contaminated soil (LLCS) and liquid treatment plant residues (LTPR) are not required to be baled or shredded.
27. The work shall be carried in accordance with the following documents and plans:
 - EIS Amendment, Receipt of Low Level Contaminated Soil and Liquid Waste Treatment Plant Residues at the IWS Northern Balefill, dated July 2003.
 - Response Document on the EIS Amendment for the Receipt of Low Level Contaminated Soil and Liquid Waste Treatment Plant Residues (Revised), dated 30 April 2004.
 - Supplementary Information EIS Amendment Receipt of Low Level Contaminated Soil and Liquid Waste Treatment Plant Residues at the IWS Northern Balefill, dated 26 November 2004.
 - Landfill Environmental Management Plan, dated 2001 or as varied by any applicable requirements of a licence from the Environment Protection Authority.
 - Drawings
 - 3307DO1, 4/11/2004—cell 31 design plan.
 - 3307DO2, Drawn 25/8/2004 and checked 18/2/2005—Section A, liner and sump design.
 - 3307DO3, 10/8/2004—liner design sections and details.
 - 3307DO4, 14/10/2004—cell 31 interim capping design.
 - 3307DO5, 13/8/2004—landfill staging plan.
 - 3307DO6, 13/8/2004—final surface water control.
 - 3307DO8, Drawn 27/8/2004 and checked 26/11/2004—interim surface water control
 - 3307DO9 P1, Drawn 4/11/2004 and checked 26/11/2004—cell design plan line 2.
 - 3307DO10, Drawn 29/8/2004 and checked 26/11/2004—Sections D and E, swale drain design.
28. Distance to groundwater requirements shall be as follows:
 - Based on groundwater level monitoring results and interpolated highest groundwater levels for Cell 31, including a 0.1 metre buffer; the base of the sump shall be at 9.1 m AHD;
 - Notwithstanding the above requirement, a minimum separation distance of 2 m between the underside of the lowest portion of the lining system (including the sump area) and the underlying groundwater shall be maintained at all times.
29. Leachate collection and extraction system requirements shall be as follows:
 - Leachate removal shall implement a system which accommodates the installation of the pumps at the leachate riser access point.
 - Following cell completion and until the entire cell base is covered with a minimum of 1.5 metres of waste, a pump with a flow capacity of a minimum of 40 litres per second shall be installed.
 - After it can be demonstrated that leachate production has declined to less than one litre per second, this pump can be replaced by a pump of lesser flow capacity.
 - A back-up pump with the relevant capacity shall be readily available on site at all time.
30. Leachate treatment requirements shall be as follows:
 - Leachate may be managed and treated by means of:
 - Direct extraction into an on-site leachate evaporation pond which shall meet the minimum design specification as follows:
 - composite lining system comprising a one metre low permeability clay liner with $k < 1 \times 10^{-9}$ m/s compacted to 95% Maximum Dry Density by standard compaction, and a moisture content between 0% and +4% wet of Optimum Moisture Content, overlaid by a 2mm high density polyethylene (HDPE) liner (welded).
 - minimum of 600 mm freeboard.
 - modelling with HELP or LANDSIM shall consider a one in 25, 24 hour duration storm event.

- a minimum separation distance of two metres between the underside of the lowest portion of the lining system and the underlying groundwater shall be maintained at all times.
 - Direct extraction into an onsite tank vehicle suitable for the transport of leachate into an onsite leachate evaporation pond.
 - Direct extraction into a licensed vehicle and transported to an off-site Environment Protection Authority licensed Waste Water Treatment Plant.
 - Direct extraction into a suitably designed, temporary on-site storage tank prior to off-site disposal by an Environment Protection Authority licensed vehicle at an Environment Protection Authority licensed Waste Water Treatment Plant or prior to on-site transport to an onsite leachate evaporation pond.
31. Leachate management requirements shall be as follows:
- The head of leachate on the liner shall not exceed 300 mm (excluding the sump) at all times. To facilitate this, the trigger level for leachate extraction out of the leachate sump shall be set at 290 mm.
 - In addition to automatic leachate data readings, a manual monitoring probe shall be installed and calibrated to allow for direct readings of the vertical elevation of leachate in the riser pipe and conversion to the maximum leachate head on top of the liner.
 - Leachate levels shall be read manually daily and recorded in the onsite operations logbook or as specified otherwise in the Environment Protection Authority licence.
32. Distance between LLCS/LTPR cells and Balefill cells (reference drawing 3307D03, 18/8/2004) shall be as follows:
- The distance between LLCS/LTPR cells and Balefill cells shall be at a minimum of 5 metres, measured between the toe of the LLCS cell structure (that is where the outer surface of the cap of the completed LLCS/LTPR cell joins the outer surface of the underlying clay liner for the same cell) and the cap of the nearest balefill cell (that is where the outer surface of the cap of a completed balefill cell joins the outer surface of the underlying clay liner).
33. Level 1 Supervision requirements shall be as follows:
- The construction of the clay liner of the cell shall be carried out under Level 1 Supervision in accordance with AS 3798-1996, Appendix B.
 - The construction of the HDPE liner shall be carried out under the full time supervision of a suitably qualified geotechnical consultant with experience in the construction and supervision of the construction of HDPE lining systems, quality control procedures and testing.
34. 'As Constructed Report' requirements shall be as follows:
- An 'As Constructed Report' certifying compliance with the approved design for the lining system, including a Construction Quality Assurance Report (CQA) for the HDPE liner and the Level 1 Supervision Report, shall be submitted to the Environment Protection Authority for acceptance prior to the commencement of the receipt and disposal of waste in each cell. No waste shall be received and disposed of prior to written acceptance of the 'As Constructed Report' by the Environment Protection Authority.
35. Coverage of waste requirements shall be as follows:
- All waste shall be covered as soon as reasonable practicable after the receipt of waste and placement in the cell or at close of business on each business day with at least 150 mm of cover material (waste fill or intermediate landfill cover with the restriction to a maximum particle size of 100 mm).
 - If a load of particularly odorous material is received at the LLCS/LTPR cell, it shall be covered immediately with a minimum of 150 mm cover material.
 - During periods when the LLCS/LTPR cell is not operating, routine monitoring for odorous gases shall be carried out as part of the site monitoring program and may trigger the application of additional cover material.
 - Alternative cover materials may be used after the proponent:
 - has demonstrated to the Environment Protection Authority that the proposed material and placement method result in an equivalent or better performance compared to the approved material; and
 - has received written approval from the EPA prior to the use of alternative materials and placement methods.
36. Groundwater management requirements shall be as follows:
- An additional groundwater well shall be installed west of cell 30 and the first round of groundwater sampling and testing shall be completed at least two weeks prior to commencement of construction of cell 31
 - Groundwater level monitoring shall commence at least two weeks before commencement of construction of cell 31; groundwater levels shall be taken weekly and reported to the Environment Protection Authority monthly (datasheet and graph) or as specified otherwise in the EPA authorisation.
 - Four monitoring rounds at three monthly intervals in the first 12 months of operation shall be carried out to establish additional background analyte levels around cell 31
 - Six monthly monitoring rounds shall be undertaken following the completion of the initial 12 months of groundwater monitoring or as specified otherwise in the Environment Protection Authority licence

- Prior to the commencement of construction of any other cell for the receipt of LLCS/LTPR, the groundwater management and monitoring program shall be reviewed and submitted for Environment Protection Authority approval.
37. Surface Water Management requirements shall be as follows:
- A stormwater management plan shall be developed and submitted for Environment Protection Authority's approval addressing all issues related to the staged construction of LLCS/LTPR cells on site prior to commencement of construction of cell 31.
 - The stormwater management plan shall provide surface water control and management measures for:
 - surface water or stormwater runoff that does not interact with the waste material or other operational areas of the site and is considered to be uncontaminated.
 - surface water that comes into contact with waste materials or is collected from landfill areas or other operational areas and is considered to be contaminated.
 - surface runoff from the final landfill cap which has to be controlled.
 - diversion of surface water runoff from perimeter areas away from the operating cell.
38. Landfill Environmental Management Plan (LEMP) requirements shall be as follows:
- The new section of the LEMP ('Section 17') shall be completed and incorporated in the revised LEMP document.
 - The complete revised LEMP document shall be finalised and submitted to the Environment Protection Authority for approval prior to the receipt and disposal of LLCS/LTPR on the premises.
39. A wheel wash with water sprays shall be installed ensure removal of residues from the wheels and underside of the vehicles transporting low level contaminated soil and liquid treatment plant residues to the site.

Bioremediation Pad – Cell B (Eastern Extension)

40. The applicant must provide an 'as constructed' report to the reasonable satisfaction of the Environment Protection Authority (EPA) confirming compliance with the design and construction specifications prior to the commencement of any receipt, storage, and treatment of waste at the expanded bioremediation pad.
41. Reuse of treated organic waste derived from mixed waste (including municipal solid waste or commercial and industrial waste) must not be permitted outside of the lined landfill cells.

Stage 2 Processing Shed

42. A landscape screen with a suitable mix of native species shall be re-established to the immediate north of the Stage 2 processing shed within six months of the operational use of the facility.

CONDITIONS OF BUILDING CERTIFICATION:

Stage 2 Processing Shed

- 43 The nature of the materials stored at any one time shall not:
- contain any hazardous materials, and
 - be stored for long duration of time, and
 - not exceed 4m in height
- 44 Full perimeter CFS truck access shall be provided and not obstructed by any proposed fencing.

ADVISORY NOTES:

- The proponent shall obtain Building certification for any building work to be undertaken from either the Adelaide Plains Council or an accredited professional (at the proponent's option) and forward to the Minister for Planning and Local Government all relevant certification documents for final approval.
- The Adelaide Plains Council or accredited professional undertaking the Building certification must ensure that the assessment is consistent with this development authorisation (including its Conditions and Notes).

Environmental Management Plan for the Multiple Waste Treatment Facility (MWTF)

- An Environmental Management Plan (EMP) covering the operation requirements for the MTWF shall be prepared in consultation with the Environment Protection Authority, and include the following requirements:

- an air quality monitoring programme to ensure air emissions from the MWTF do not contain contaminants at levels that may be harmful to nearby residents and land uses.
- protocols for testing/trialling the suitability and effectiveness of treatment methods for batches of contaminated materials that could potentially be treated at the MWTF, prior to the receipt of such material.
- contingencies for dealing with contaminated materials that cannot meet disposal criteria after treatment.
- a detailed risk assessment protocol for all contaminated waste types to be treated.
- a Fire Risk Management Plan.
- a Hazardous Substances Management Plan.
- an Occupational Health, Safety and Welfare Plan prepared in consultation with the Department of Health.
- a financial assurance strategy.

The EMP shall be amended if new treatment options that have been approved by the Environment Protection Authority, are adopted in the future.

- The current Landfill Environmental Management Plan (LEMP) shall be amended, to the reasonable satisfaction of the Environment Protection Authority, to address the management of soil erosion and stormwater and the upgrading of existing screens and/or mounds or the establishment of new vegetated screens and/or mounds associated with the MWTF.
- The amendment of the LEMP and the upgrading of the site infrastructure, including but not limited to vegetated screens and/or mounds, shall be undertaken prior to commencement of the MWTF operations.

EPA Licensing and General Environmental Duty of Care

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during both construction and operation, do not pollute the environment in a way which causes or may cause environmental harm.
- Environmental authorisation in the form of an amended licence will be required for the construction and/or operation of this development. The applicant is advised to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- It is likely that as a condition of such a licence the Environment Protection Authority will require the licensee to carry out specified environmental monitoring of air and water quality and to make reports of the results of such monitoring to it.

General Landfill Operations

- To provide additional screening and wildlife habitat the following options could be investigated by the proponent, council, community and local landowners:
 - revegetation of the road reserve along Prime Beach Road, in conjunction with the Adelaide Plains Council and the community;
 - revegetation of the road reserve along Port Wakefield Road, in conjunction with the Department of Infrastructure and Transport to further reduce views from the eastern direction;
 - plantings on private property along fence lines adjoining the site, in conjunction with landowners and the community.
- All sedimentation basins, evaporation ponds, and surface water drainage channels should be suitably located, designed and managed to ensure native vegetation (especially low-lying saltmarsh communities) is not adversely affected by construction activities or groundwater mounding and, if possible, the ecological value enhanced.
- A comprehensive Pest Plant and Animal Management Plan must be implemented prior to landfill operations commencing, to ensure the site is free of as many pest species as possible from the onset and adequate monitoring and follow-up control should occur, as discussed in the Assessment Report.
- Whilst not totally within the control of the proponent, monitoring and control programs to reduce the risk of disease transmission between activities in the area may ideally be prepared by adopting a district approach, in co-ordination with the Adelaide Plains Animal and Plant Control Board, Department of Primary Industries and Resources and landowners.
- To minimise and control any onsite soil erosion (particularly of stockpiled material), a Soil Erosion and Drainage Management Plan (SEDMP) as described in the Environment Protection Agency's 'Stormwater Pollution

Prevention Codes of Practice', must be prepared and approved as part of the LEMP, before the site becomes operational.

- As part of the LEMP, a Surface Water Management Plan must be prepared by the proponent to the satisfaction of the EPA prior to receipt of any waste. The plan should address the collection and management of all onsite surface water (including any contaminated runoff originating from roadways, carparks and hardstands, the vehicle workshop or wheel washing facility) and management of all surface water flows entering the site from land external to the site, in particular to ensure their final discharge does not impact adversely on any downstream wetlands.
- A monitoring program must be established to record levels of coastal flooding in the western section of the site and, if results indicate a significant risk, a review process be undertaken (ideally through any relevant local community consultative committee) to determine whether to proceed with Stage 9.
- If blasting is required to remove any of the Ripon Calcrete, explosion vibration characteristics and monitoring requirements must be determined in consultation with the Environment Protection Authority and Adelaide Plains Council, prior to commencement.
- The Environment Protection Agency must be provided with all additional data concerning the site geology as it becomes available, as this could necessitate minor changes to landfill design or method of operation and the installation of additional groundwater monitoring bores.
- To enable detailed design of the proposed groundwater protection system, to determine the minimum depth at which the landfill cells should be based and to enable detailed design of the surface water management system; further investigation of groundwater levels and behaviour on the site must be undertaken prior to finalisation of the detailed design of the landfill and preparation of management plans.
- As part of the LEMP, a detailed Groundwater and Leachate Management Plan must be prepared by the proponent to the satisfaction of the Environment Protection Authority, prior to receipt of any waste. The Plan must demonstrate how the method of hydraulic containment proposed can be practically achieved. Further hydrogeological investigations must be carried out prior to the commencement of any landfill construction in order to fully define the dewatering and groundwater disposal requirements and to provide details of how the cells can be dewatered and constructed for full hydraulic containment of leachate. In particular, monitoring of watertable levels must commence immediately after the granting of the development authorisation in order that the magnitude of seasonal fluctuations can be fully established prior to construction of the landfill. The Plan may provide for staging of leachate and groundwater management works which may be required as a result of the staging of waste disposal activities upon the site, and should include contingency measures to be implemented in the event of any failure of the leachate management system.
- A more sustainable after-use for the site that will encourage the regeneration and rehabilitation of natural communities must be considered during future post closure planning.
- If appropriate with the desired end use to be determined in more detail at a later stage, the entire landform may be planted with appropriate types of native vegetation cover.
- Determination of interim and post closure land uses of the site, proposed to be undertaken in association with any relevant local community consultative committee, must be undertaken as required by the Environment Protection Authority as part of the LEMP.

Building Advisory Notes

- Stage 2 – Sorting Shed: refer to Building Rules Consent and related documentation issued and/or certified by Katnich Dodd on 26 September 2022.

CONTACT DETAILS OF CONSENT AUTHORITIES:

Name: Minister for Planning	Type of consent: Development authorisation
Postal Address: c/- DTI-PLUS, GPO 1815, ADELAIDE SA 5001	
Telephone: 1800 752 664	Email: spcapplications@sa.gov.au